



RECEIVED
CITY OF MOUNT VERNON
JAN 15 2016
C.E.D. DEPARTMENT
BY _____

16-005

MASTER LAND USE APPLICATION FORM

FILE NUMBER: _____

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: PBWA Properties, LLC	
ADDRESS: 3100 Woburn St.	
CITY/STATE:	ZIP:
Bellingham, WA	98226
TELEPHONE NUMBER and EMAIL ADDRESS: 360-715-4213	
APPLICANT (if other than owner):	
NAME:	
COMPANY: (If applicable)	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: Bruce G. Lisser c/o Lisser & Associates, PLLC	
ADDRESS: P.O. Box 1109	
CITY/STATE:	ZIP:
Mount Vernon, WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-419-7442 bruce@lisser.com	

PROJECT INFORMATION
Project or development name: PBWA Properties, LLC Comp. Plan Amendment
Property/project address(es)/location: N/A
A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): P-24856
Existing land use(s): Undeveloped land
Proposed land uses: Not know at this time, proposed multi-family
Existing Comprehensive Plan designation: CH Church
Proposed Comprehensive Plan designation (if applicable): MF-MH Medium-High Density Multi Family
Existing Zoning designation: P Public
Proposed Zoning designation (if applicable): R-3 with a fall back to R-1, 4.0
Site Area (sq. ft. or acreage): 646, 297 +/- 14.8 Acres
Project value: Assessed value per Assessor's office \$765,900
Is the site located in any type of environmentally sensitive area? Yes

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
N/A		
Architect:	Address:	Phone and Email Address:
N/A		
Engineer:	Address:	Phone and Email Address:
N/A		
Surveyor:	Address:	Phone and Email Address:
Lisser & Associates, PLLC	P.O. Box 1109 Mount Vernon	360-419-7442 bruce@lisser.com
Title Company:	Address:	Phone and Email Address:
Land Title Co.	PO Box 445 Burlington	360-707-2158
Lender/Loan Officer:	Address:	Phone and Email Address:
N/A		
Attorney:	Address:	Phone and Email Address:
N/A		
Contractors:	Address:	Phone and Email Address:
N/A		
Real Estate Agents:	Address:	Phone and Email Address:
Jim Koetje	1030 E. College Way MV	360-424-4901
Investors:	Address:	Phone and Email Address:
N/A		
Other parties providing similar, significant services:	Address:	Phone and Email Address:
N/A		

ACKNOWLEDGEMENTS

The following statements **MUST** be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations

Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ <u>1600.00</u>
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ <u>200.00</u>
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage <u>0.49 x 6 x 4</u> - \$ <u>11.76</u>	
Land Use Signs: \$ <u>14.00</u>	

TOTAL = \$ 1225.76

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, _____, declare that I am (please check one) _____ the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: _____

On this, the _____ day of _____, 20____ before me personally appeared _____ known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public in and for the State of Washington
Residing at _____
My Appointment Expires _____

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BY _____

PBWA Properties, LLC
Re-zone Description Public/Church to Multi-Family, R-3
Skagit County Assessor's Parcel Numbers P-24856

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section;
thence South along the West line thereof 20 feet to the Southerly line of McLaughlin Road and the TRUE POINT OF BEGINNING;
thence continuing South along said West line 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054;
thence East along the North line of said Moore parcel and said line extended 980.15 feet;
thence North parallel to the West line of said Southeast 1/4 of the Northwest 1/4 666.36 feet, more or less, to the South line of McLaughlin Road;
thence West along the South line to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

Situate in the City of Mount Vernon, County of Skagit, State of Washington

Containing 646,297 sq ft, 14.84 acres



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PBWA Properties, LLC
Comprehensive Plan Amendment/Property Re-zone
Portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North,
Range 4 East, W.M.
City of Mount Vernon WA

Project Narrative

A detailed statement describing the requested change to the Comprehensive plan and/or Zoning Map, and/or Text Amendments, and the reasons for the change:

The subject property is located south of McLaughlin Road and east of Martin Road in the eastern portion of the City of Mount Vernon.

The property is identified by Skagit County Assessor's Parcel Number P-24856. The current land owner is PBWA Properties, LLC, 3100 Woburn Street, Bellingham WA 98226. The area of the subject property is 646,297 sq ft, 14.84 acres.

The applicant is requesting a change to the comprehensive plan from the current designation of church to a preferred designation of Medium High Density Multi-Family or if not acceptable by the city planning and council to a designation of Single-Family Medium Density. The current zoning designation is public and the preferred zoning that is being requested is R-3 with a fall back to R-1, 4.0.

Property to the west is zoned R-1, 4.0, to the southwest is R/A (an application is in to the City for a re-zone to R-4) to the south is R-1, 4.0. Additionally the property is bordered to the north, east and south by unincorporated Skagit County with a land use designation of Natural Resources/Agricultural.

Based upon conversations with planning staff, it was agreed that the current public designation is not appropriate since the ownership is no longer a church. It was also agreed that the R-3 designation would make sense to provide the opportunity to provide an affordable housing solution in the eastern portion of the city. Since the property is in the floodplain the use of lower floor parking is a great way to build in the floodplain without a negative impact to the buildings as well as limiting the amount of fill in the floodplain. Using conventional single-family construction methods would require a foundation of 8 feet from the existing grade (by the north end of the pond) to achieve a floor elevation of 44 feet. While height would be unfeasible for single-family residential construction, it is exactly what should be utilized for a proposed multi-family building with parking below the habitable stories. The construction methodology not only fits the need for R-3 construction, but is also a best practice in the floodplain.

Additionally, the property is encumbered by critical areas, storm drainage ditch and a storm pond, which impacts the net buildable area and density, using the multi-family

zone there will be a greater opportunity to develop residential units than under a single-family development proposal.

The site is very compatible for a multi-family use, the impact will be very minimal as the site is located at the eastern limits of the city, surrounded on three sides by undevelopable farm land as well as a stream along the south, which will act as a natural buffer.

If the R-3 designation is found to not be acceptable by the city planning and council, a fall back to R-1, 4.0, similar to the land-use to the west, would be acceptable, but as previously stated, not the preferred designation.

The request for the comprehensive plan change is to reflect the change in ownership that no longer fits the Public (Church) Designation and to support a more appropriate use for the property.

Based upon current trends in housing, there is a definite underserved need for affordable multi-family residences in the city, it is our hope that the city staff, planning and council will support the requested R-3 designation for this site.

A) Current zoning and Comprehensive Plan Designation
Public/Church (See attached maps)

B) Current use of the site and any existing improvements
The site is undeveloped, but has a regional storm system on the south and southeast portion of the site. There is also a stream that runs through a portion of the site. (See attached maps and aerial photography).

C) Specific site features (wetlands, etc)
The site is primarily undeveloped pasture that slopes from north to south 3%+/- . There is a storm drainage system that was constructed in support of residential development to the west. The pond was originally designed to accommodate development on this site as well. Along the southern edge of the property there is a stream, which has been the subject of enhancement to improve the stream quality for spawning purposes. The property is encumbered by buffer easements to accommodate the stream and wetland to the south. The site also has a sanitary sewer pump station located at the northwest corner of the property.

D) Soils/Drainage
On-site soils are identified by the USDA Soil Survey of Skagit County as being Skipopa Silt Loam 3-8% a very deep, poorly drained soil.

The property slopes from north to south (see attached maps).

E) Proposed use of property after change from Public to Multi-Family
Multi-family affordable apartments. This development will include on-site improvements for roads, storm drainage and water extension.

As previously mentioned, since the property is located in the floodplain, utilizing parking below the residential floors is a perfect way to avoid impacts to buildings due to flooding.

F) Proposed off-site improvements
Not known at this time, but may include widening of McLaughlin Road to City Standards along with a turn around to meet emergency vehicle requirements.

G) Total estimated construction cost/market value of the proposed project
Total construction cost is not known at this time as any design will be based upon the approval of the comprehensive plan change and the associated zoning the city feels is most appropriate, R-3 or R-1, 4.0.

H) Estimated quantities and type of materials involved if any fill or excavation is proposed.
Not known

I) Number, type and size of trees to be removed
Not known, all trees within the stream buffer area will remain, which will probably represent all of the trees on site.

J) Explanation of any land to be dedicated to the City
Not Applicable at this time, with development, additional rights-of-way will be dedicated along the south side of McLaughlin Road.

K) Shorelines:
Not Applicable

L) Subdivision Applications
Not Applicable

M) Flood Zone Hazard
A-7, elevation 43 FIRM Panel No. 530151/0250/C dated January 3, 1985

A statement of anticipated impacts that may be caused by the change, including geographic areas affected and issues presented:

Since the site is currently undeveloped pasture land, once the property is re-zoned there will be substantial changes to the developable portion of the property. McLaughlin Road will be upgraded to City Standards, new road, driveways, parking areas, open space, buildings, etc will need to be constructed.

There may also be a need to modify the existing storm pond due to new design standards.

All of these will be addressed with a development application and the type of development will be different based upon the zoning. I would expect the R-3 designation to have less impact than the R-1, 4.0 simply due to the fact that the roadway access may be reduced.

A demonstration of why an existing comprehensive plan policy, plan or recommendation should not continue to be in effect, or why an existing policy, plan or recommendation no longer applies; a statement of how the amendment complies with the comprehensive plan's community vision statements, goals, objectives and policy directives:

The existing land use of Church/Public is not consistent with appropriate land use for the site since it is no longer owned by a church.

The re-designation of the property to multi-family is appropriate for the area, the City is in desperate need of affordable housing. The benefit of multi-family zoning is the ability to construct to a higher density at a lower cost, which is another reason the R-3 zoning is the preferred designation over the R-1, 4.0 as well as the previously mentioned floodplain construction benefits.

A statement of how the change affects land use regulations (i.e. zoning, subdivision, etc), and the necessary text changes to bring the land use regulations into compliance with the plan:

This request is a significant change from the current Church/Public designation. Since the current owner is not a church and there is no interest for the property to be utilized as a church, the requested change is required for development.

We feel that multi-family makes sense on this site, there can be no expansion with respect to additional multi-family units due to the fact that it is in unincorporated Skagit County and will be consistent with the city's desire to spread multi-family projects throughout the city.

Utilizing a reduced footprint to accommodate the density is positive with respect to both critical areas and floodplain development.

Specific responses to the following decision criteria:

- **The comprehensive plan amendment (and any associated rezone) bears a substantial relation to the public health, safety, or welfare;**
The City of Mount Vernon has a current high level of homelessness with its population as well as a high percentage of poverty. It is the hope that the approval of this request will provide land to provide affordable housing and thus help the under-served population.
- **The comprehensive plan amendment (and any associated rezone)**

addresses changing circumstances or the needs of the city as a whole;

As previously stated, the City needs more affordable housing for its residents. Affordable housing also helps attract businesses who are looking for a healthy workforce. Affordable housing is a first step in this process.

- **The comprehensive plan amendment (and any associated rezone) is compatible with the provisions of the comprehensive plan or other goals or policies of the city;**

Goal 1 – Achieve a mix of housing styles that are appealing and affordable to a diversity of ages, incomes and cultural backgrounds.

This proposal is one of the first multi-family projects in the city in many years and will help to achieve Goal 1.

Goal 2 – Encourage affordable housing development that meets community needs and is integrated into the community

This request further meets the City's goals for affordable housing.

- **The comprehensive plan amendment (and any associated rezone) is compatible and not materially detrimental to adjacent land uses and surrounding neighborhoods;**

As previously mentioned, this proposal will fit well within the City. It is located at the east end of the city, is buffered to the south by critical areas and to the north and east by unincorporated Skagit County.

- **The comprehensive plan amendment (and any associated rezone) will not result in development which will adversely impact community facilities, including but not limited to utilities, transportation, parks, or schools;** This change should result in a benefit to the community. It has been shown that providing affordable housing for a population has had a beneficial impact to the health of the population being served as well as a positive savings due to reduction in social service costs.

Generally multi-family developments provide on-site recreation (playground areas), laundry facilities and meeting rooms, all of which can reduce the impact to neighboring parks.

- **The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification**
The site is well suited for multi-family apartment development

This request is appropriate for the area and will provide a much needed opportunity for the construction of affordable housing in the City.

SEPA CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:
PBWA Properties, LLC Comprehensive Plan Amendment
2. Name of applicant:
PBWA Properties, LLC
3. Address and phone number of applicant and contact person:
**3100 Woburn St
Bellingham WA 98226
Amber Olson 306-715-4213
Contact: Bruce G. Lisser
Lisser & Associates, PLLC
PO Box 1109 Mount Vernon WA 98273
Phone: (360) 419-7442 E-mail: Bruce@lisser.com**
4. Date checklist prepared:
January 4, 2016
5. Agency requesting checklist:
City of Mount Vernon Department of Community & Economic Development
6. Proposed project timing or schedule (including phasing, if applicable):
2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, if comprehensive plan amendment is approved property will be sold to a developer for a multi-family project
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None required for the land-use designation
9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any government approvals or permits that will be needed for your proposals, if known.
City of Mount Vernon Planning and Council approval for the comprehensive plan amendment and associated zoning change.
11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist which ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
The property is south of McLaughlin Road in Mount Vernon, Skagit County Assessor's Parcel Number P-24856 has been assigned to the property. The property is in the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M. The assessor's office shows the property as being 14.9 acres in area.

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The current use of the property is undeveloped with a regional stormwater pond in the southeast portion of the property together with a storm ditch running from west to east into the pond.

A creek runs west to east in the southwest portion of the property.

If the land-use change is approved a future application for multi-family development or single-family development (whichever is approved) on the property will be submitted for approval. This SEPA is dealing with the change in land-use request only.

See attached maps and aerial photos for a better understanding of the site and its features.

12. Location of the proposal. Please give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topographic map if possible. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application.)
The site is located south of McLaughlin Road, Mount Vernon WA 98273, no address has been assigned at this time. See attached maps for additional information.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underline one):
flat rolling hilly steep slopes mountainous other _____
- b. What is the steepest slope on the site (approximate % slope)?
3%
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, please specify and note any prime farmland.
Skipopa Silt Loam 3-8%
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None noticed.
- e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None with this application.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, this application is limited to a change in land-use designation, no work will be performed in conjunction with the approval.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)?
Not know at this time, no development plans have been prepared for this site.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None with this land-use application

2. Air

- a. What types of emissions to the air would result from the proposal (i.e.: dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities if known.
None, this application is only for a change in land-use designation.
- b. Are there any off-site sources of emissions or odor which may affect your proposal? If so, generally describe.
None known
- c. What are the proposed measures to reduce or control emissions or other impacts, if any:
None proposed

3. Water

- a. Surface:
- i. Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and, if known, state what stream or river it flows into.
Yes, a stream runs in a west to east direction on the southern portion of the property, there is also a storm ditch and pond on-site, see attached maps.
- ii. Will the project require any work over or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Not with this land-use application.
- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None proposed with this land-use application.
- iv. Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.
No
- v. Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.
Yes, entire property is within Zone A-7, elevation 43 per FIRM Map 530151/0250/C dated January 3, 1985.
- A benefit to the R-3 zone is it would more than likely utilize first level parking, which would be under the main residence and would be a good construction method to reduce flood damage to the residential living spaces.**
- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

- b. Ground:

i. Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities if known.

No

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None with this land-use application.

c. Water Runoff (including storm water):

i. Describe the source of runoff and storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.

Currently rainwater is collected on site and runs through a storm drain system, which discharges into the wetland buffer.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

Not likely, there is no development.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None proposed at this time

4. Plants

a. Check or circle types of vegetation found on the site:

<u> X </u>	deciduous tree: <u>alder</u> , maple, aspen, other
<u> </u>	evergreen tree: fir cedar pine other
<u> </u>	shrubs
<u> X </u>	grass
<u> X </u>	pasture
<u> </u>	crop or grain
<u> X </u>	wet soil plants: cattail <u>buttercup</u> bullrush
	skunk cabbage other
<u> </u>	water plants: water lily eelgrass milfoil other
<u> </u>	other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None with this land-use application

c. List threatened or endangered species known to be on or near the site.

None known

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed

5. **Animals**

- a. Underline any birds and animals which have been observed on or known to be on or near the site:

Birds: hawk heron eagle songbirds other
Mammals: deer bear elk beaver other
Fish: bass salmon trout shellfish other

- b. List any threatened or endangered species known to be on or near the site.
Salmon
- c. Is the site part of a migration route? If so, explain.
Entire property is within the Pacific Flyway, no migratory waterfowl have been observed on the site.

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
None with this land-use application
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- c. What kinds of energy conservation features are included in the plans of this proposal?
None proposed
- d. What are the proposed measures to reduce or control energy impacts, if any?
None proposed

7. **Environmental Health**

- a. Are there any environmental health hazards, exposure to toxic chemicals, including risk of fire and explosion, spill, or hazardous waste, that occur as a result of this proposal? If so, describe.
No
- i. Describe special emergency services that might be required.
None known
- ii. Proposed measures to reduce or control environmental health hazards, if any:
None proposed, if land-use application is approved, any measures will be presented with a development plan.
- b. Noise
- iii. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic from East College Way

iv. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None, if the land-use application is approved, this will be addressed with a development application.

v. What are the proposed measures to reduce or control noise impacts, if any:

None

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Site: Pasture grass, storm drainage ditch, storm drainage pond and sewer lift station in northwest corner

West: Undeveloped

North: Old dairy

East: Pasture

South: Pasture, wetlands, stream

b. Has the site been used for agricultural purposes? If so, describe.

Yes, pasture

c. Describe any structures on the site.

None on-site

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Public

f. What is the current comprehensive plan designation of the site?

Church

g. If applicable, what is the current shoreline master program environment designation of the site?

Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes, a stream runs through the property

i. What are proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:

None with this land-use application, these will be addressed with future development applications

j. Approximately how many people would reside or work in the completed project?

If the zoning was maximized with R-3 it could have 177 units using gross density, with R-1, 4.0 it could be around 67+/- units

k. Approximately how many people would the completed project displace?

None – there are no residences on site

l. What are proposed measures to avoid or reduce displacement or other impacts, if any:

None with the land-use application.

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No units are being provided with this application, as mentioned above, with R-3 density 177 units could be built, with R-1, 4.0 there could be 67 units, these are gross area computations and do not take in the actual net developable, which would come with an actual development application.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. What are proposed measures to reduce or control housing impacts, if any:
None with this application, if approved the ability to have affordable housing in the community will be beneficial, thus the preferred zoning of R-3.

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building materials(s) proposed?
None proposed at this time.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. What are the proposed measures to reduce or control aesthetic impacts, if any?
None at this time.

11. **Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
This application will not produce any light or glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.
- c. What existing off-site sources of light or glare may affect your proposal?
None observed.
- d. What are the proposed measures to reduce or control light and glare impacts, if any?
None.

12. **Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Bakerview Park
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable
- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.
None observed.
- c. What are the proposed measures to reduce or control impacts, if any:
None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Property is accessed via McLaughlin Road.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No, College Way or Martin Road, to the west, is the closest.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
No project is proposed with this land-use application.
- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Not applicable.
- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Not pertinent to this application.
- g. What are proposed measures to reduce or control transportation impacts, if any:
None proposed, any project mitigations will take place with a development application.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Not at this time.
- b. What are proposed measures to reduce or control direct impacts on public services, if any.
None proposed, any project mitigations will take place with a development application.

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____
- b. Describe the utilities which are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not known at this time as no site development application can be submitted until the land-use change has been approved.

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

Jan. 5, 2016

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. *Respond briefly and in general terms.*

1. How would the proposal be likely to increase the discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Not applicable to the land-use application
 - a. Proposed measures to avoid or reduce such increases are:
None proposed
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Not applicable to the land-use application
 - a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None proposed
3. How would the proposal be likely to deplete energy or natural resources?
Not applicable to the land-use application
 - a. Proposed measures to protect or conserve energy and natural resources are:
None proposed
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands?
Not applicable to the land-use application
 - a. Proposed measures to protect such resources or to avoid or reduce impacts are:
None proposed
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Not applicable to the land-use application
 - a. Proposed measures to avoid or reduce shoreline and land use impacts are:
None proposed
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Not applicable to the land-use application
 - a. Proposed measures to reduce or respond to such demand(s) are:
None proposed
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
This application is for a change in land-use zoning, there will be no impacts until a development application is submitted.

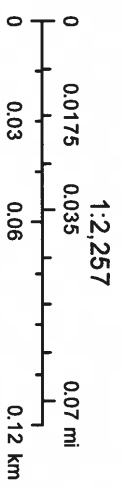
JAN 1 5 2015



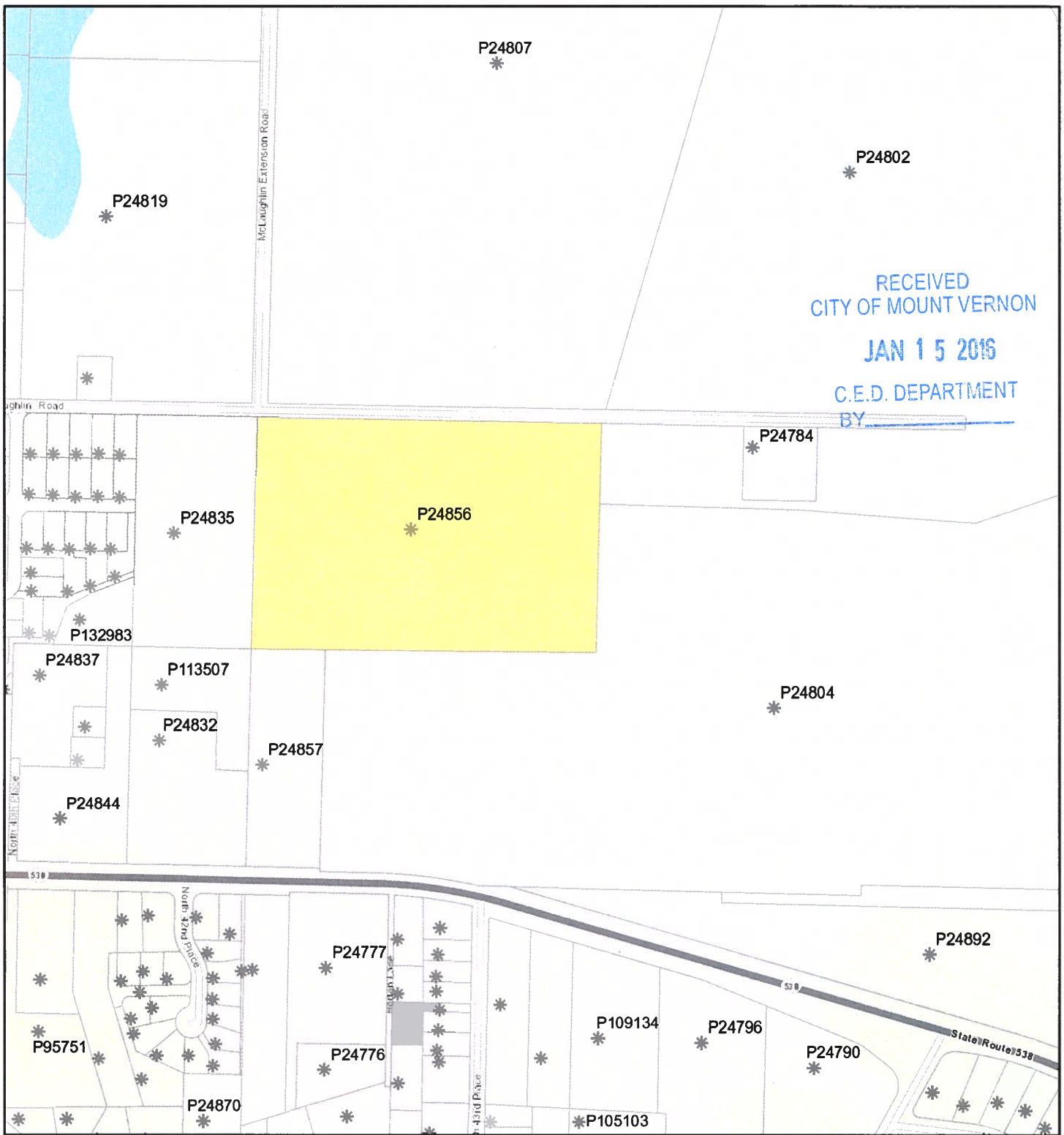
January 4, 2016

- ☐ County Boundary
- ☐ City Names
- ☐ Road Labels
- ☐ Hydro Labels
- ☐ Regional Labels
- ☐ 500 foot contours
- ☐ 100 foot contours

16-005



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and

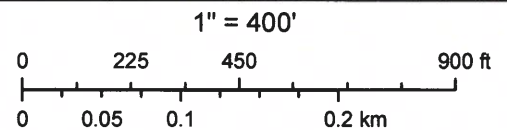


January 4, 2016

Legend

- | | | | |
|--|---------------------------|--|--------------------------|
| | County Boundary | | Tax Parcels |
| | Land Accounts | | Pre Tax Account Property |
| | Senior Citizen Accounts | | |
| | Mobile Home Only Accounts | | |
| | Building Only Accounts | | |

16-005



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

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COMPREHENSIVE PLAN MAP

City Boundary UGA Boundary Parcel Lines

COMPREHENSIVE PLAN DESIGNATIONS & ASSOCIATED ZONING

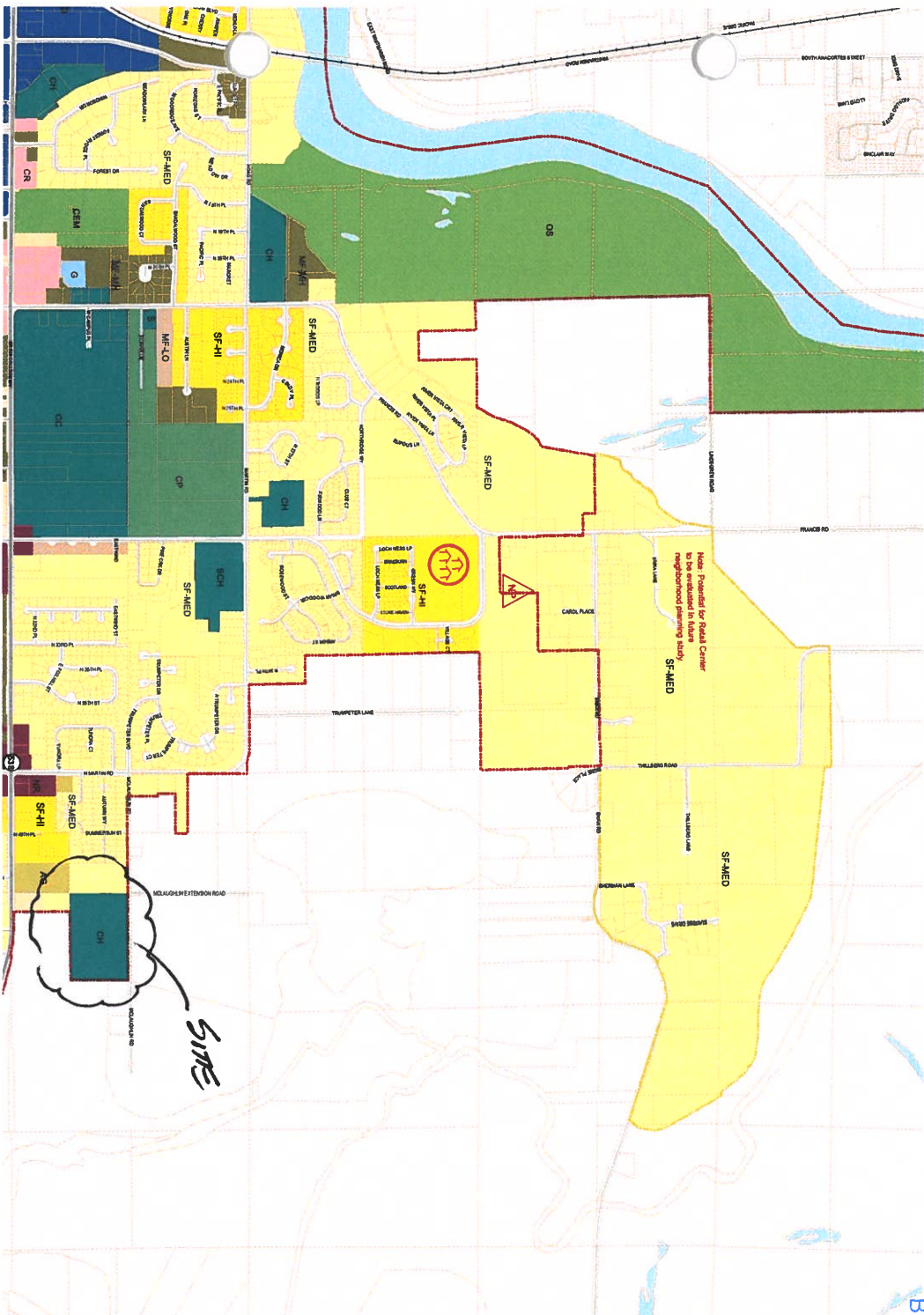
- AG AGRICULTURAL (R-A)
- SF-MED MEDIUM DENSITY SF (R-1, 3.0 or 4.0)
- SF-HI HIGH DENSITY SF (R-1.5, 5.0 or 7.0)
- MF-LO LOW DENSITY MF (R-2)
- MF-MH MEDIUM DENSITY MF (R-3 or R-4)
- RO/PO RESIDENTIAL OFFICE / PROFESSIONAL OFFICE (RO or PO)
- NR NEIGHBORHOOD RETAIL, MIXED USE CENTER (C-4)
- CR COMMUNITY RETAIL, MIXED USE CENTER (C-3)
- RMCC RETAIL MALLS AND GENERAL COMMERCIAL (C-2)
- HD HEALTHCARE DEVELOPMENT
- DT/SP DOWNTOWN RETAIL/SUPPORT COMMERCIAL (C-1)
- CI COMMERCIAL/INDUSTRIAL (M-1 or M-2 or C-2)
- CL COMMERCIAL/LIMITED INDUSTRIAL (C-1)
- G GOVERNMENT CENTER (P)
- CH/CCS CHURCHES COMMUNITY COLLEGE, SCHOOLS (P)
- CP COMMUNITY PARK, NEIGHBORHOOD PARK (P)
- OS OPEN SPACE, CEMETERY (P or F-1)



THROUGH A PLANNED PROCESS AS NEIGHBORHOOD RETAIL, CITY AND MULTIPLE COMMUNITY PARKS, AND SCATTERED ZONES, THIS PLAN IS THE DISCRETION OF THE CITY.



Map updated 12/20/15 by AM/DB. Parcel data courtesy of Snohomish County GIS. The City of Mount Vernon does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information or data provided by third parties. Any use made of this information is solely at the risk of the user.





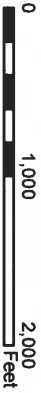
ZONING MAP

Zoning Designations

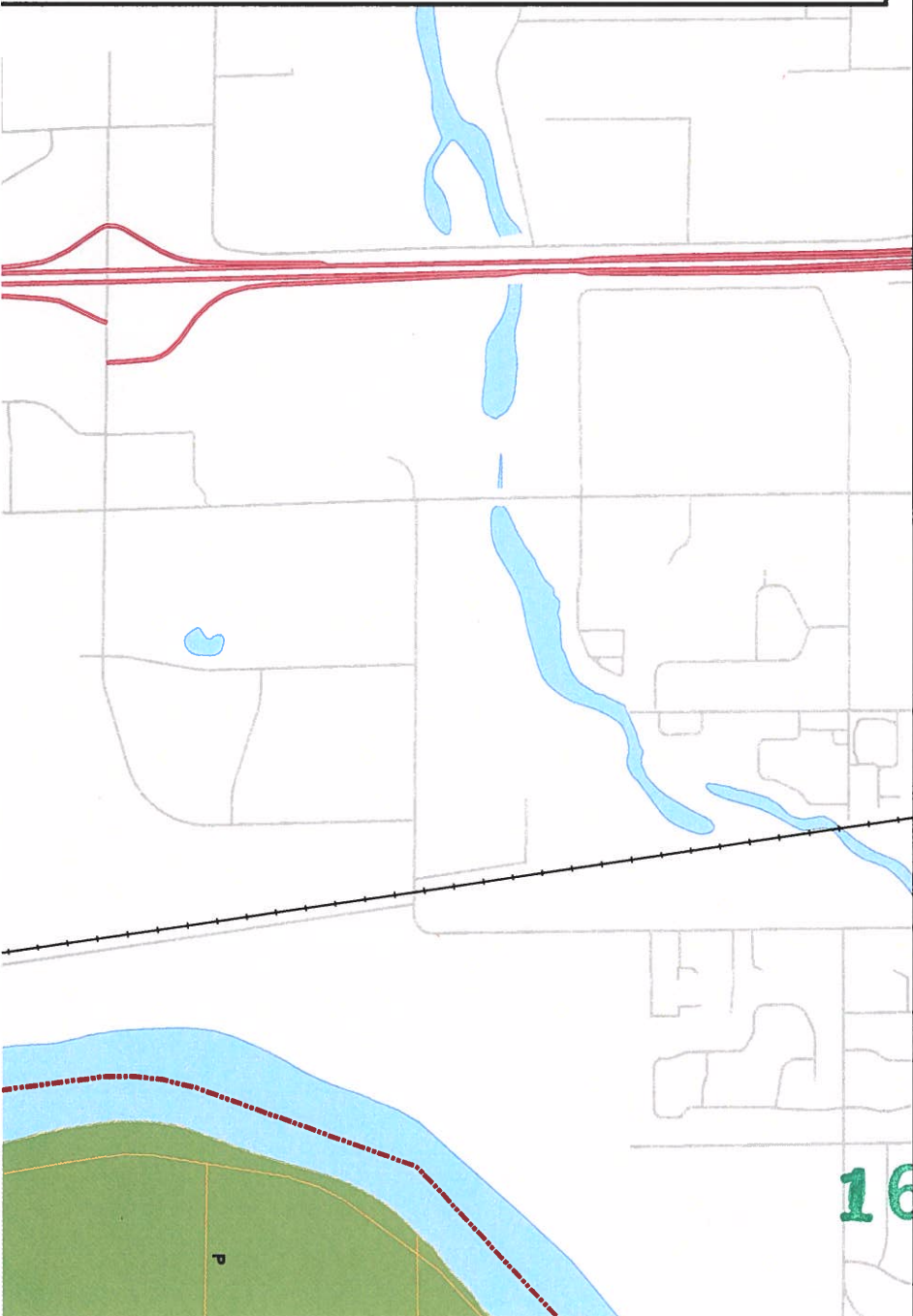
R-1,7.0	R-O	L-C
R-1,5.0	H-D	C-L
R-1,4.0	P-O	M-1
MHP	M-2	
R-2	C-1	P
R-3	C-2	F-1
R-4	C-3	DIKE
R-A	C-4	RR

Zoning Overlay

City Boundary
UGA Boundary
Parcel Lines



Map updated 12/23/2015 by MV GIS. Parcel data courtesy of Stegall County GIS.
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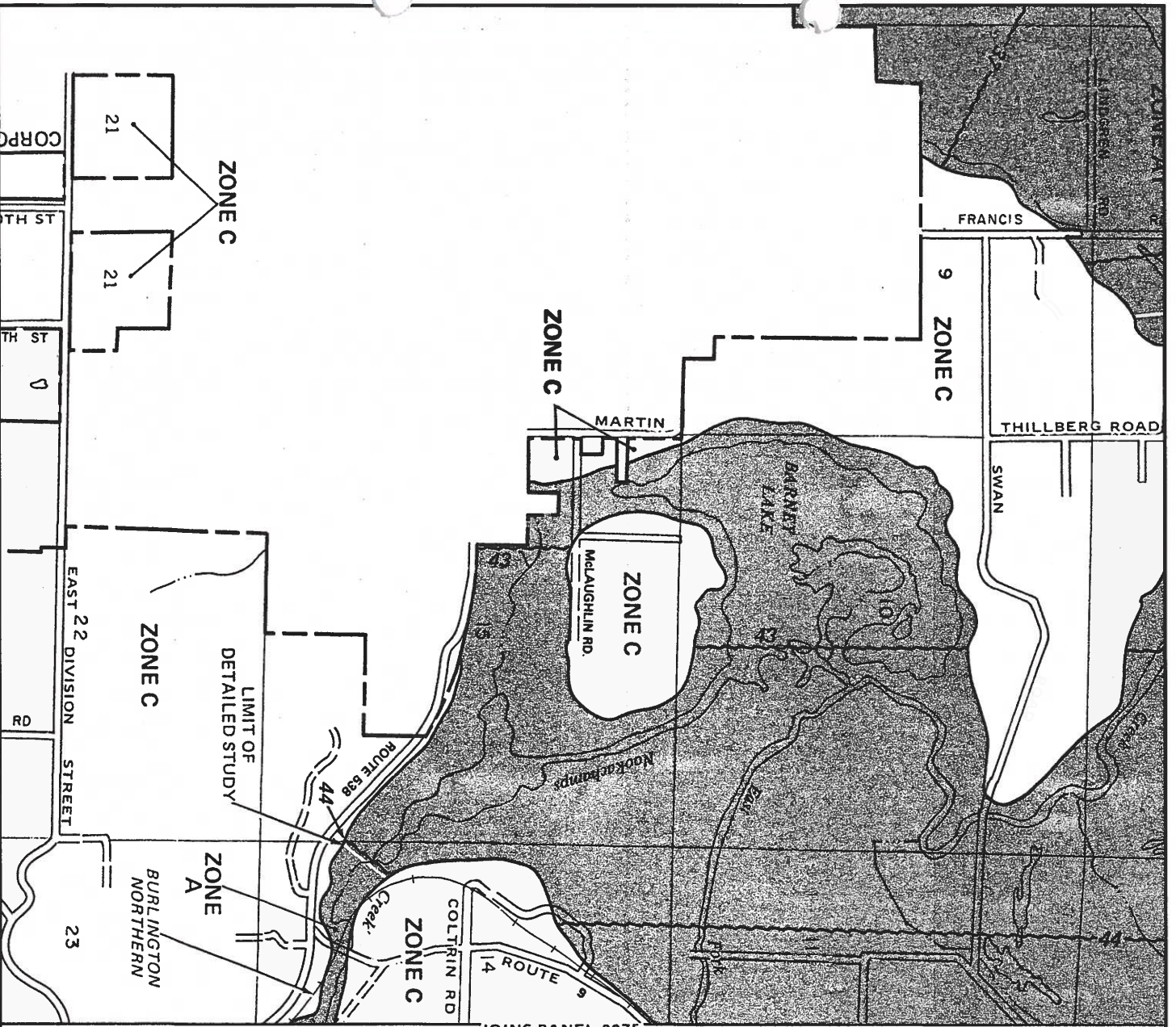
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District (HD)	Healthcare Development (HD)	N/A	N/A	N/A
Professional Office District (P-O)	Residential Office (R-O) Professional Office (P-O)	N/A	N/A	N/A
Mobile Home Park District (MHP)	High Density Single Family (SF-HD)	8 double width or 10 single width manufactured home per acre	8 double width or 10 single width manufactured home per acre	5 acres
Central Business District (C-1)	Downtown Retail (DT) Support Commercial (SP)	N/A	N/A	N/A
General Commercial District (C-2)	Retail Malls (RM) General Commercial (GC) Commercial/Industrial (CI)	N/A	N/A	N/A
Community Commercial District (C-3)	Community Retail, Mixed Use Center (CR)	N/A	N/A	N/A
Neighborhood Commercial District (C-4)	Neighborhood Retail, Mixed Use Center (NR)	N/A	N/A	N/A
Limited Commercial (LC)	Commercial/Limited Industrial (CL)	N/A	N/A	6,000 square feet
Commercial/Limited Industrial District (C-L)	Commercial/Limited Industrial (CL)	N/A	N/A	N/A
Light Manufacturing and Commercial District (M-1)	Commercial/Industrial (CI)	N/A	N/A	N/A
Industrial District (M-2)	Commercial/Industrial (CI)	N/A	N/A	N/A
Floodplain District (F-1)	Open Space/Cemetery (OS)	N/A	N/A	N/A





APPROXIMATE SCALE

2000 0 2000 FEET

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NATIONAL FLOOD INSURANCE PROGRAM
FEDERAL DEPARTMENT OF COMMERCE

FIRM FLOOD INSURANCE RATE MAP

SKAGIT COUNTY,
WASHINGTON
(UNINCORPORATED AREAS)

PANEL 250 OF 550
(SEE MAP INDEX FOR PANELS NOT PRINTED)

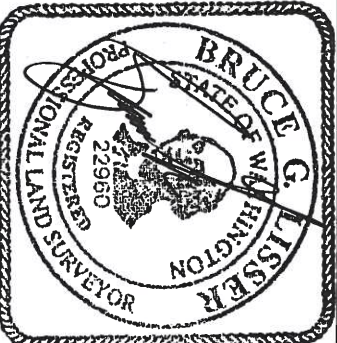
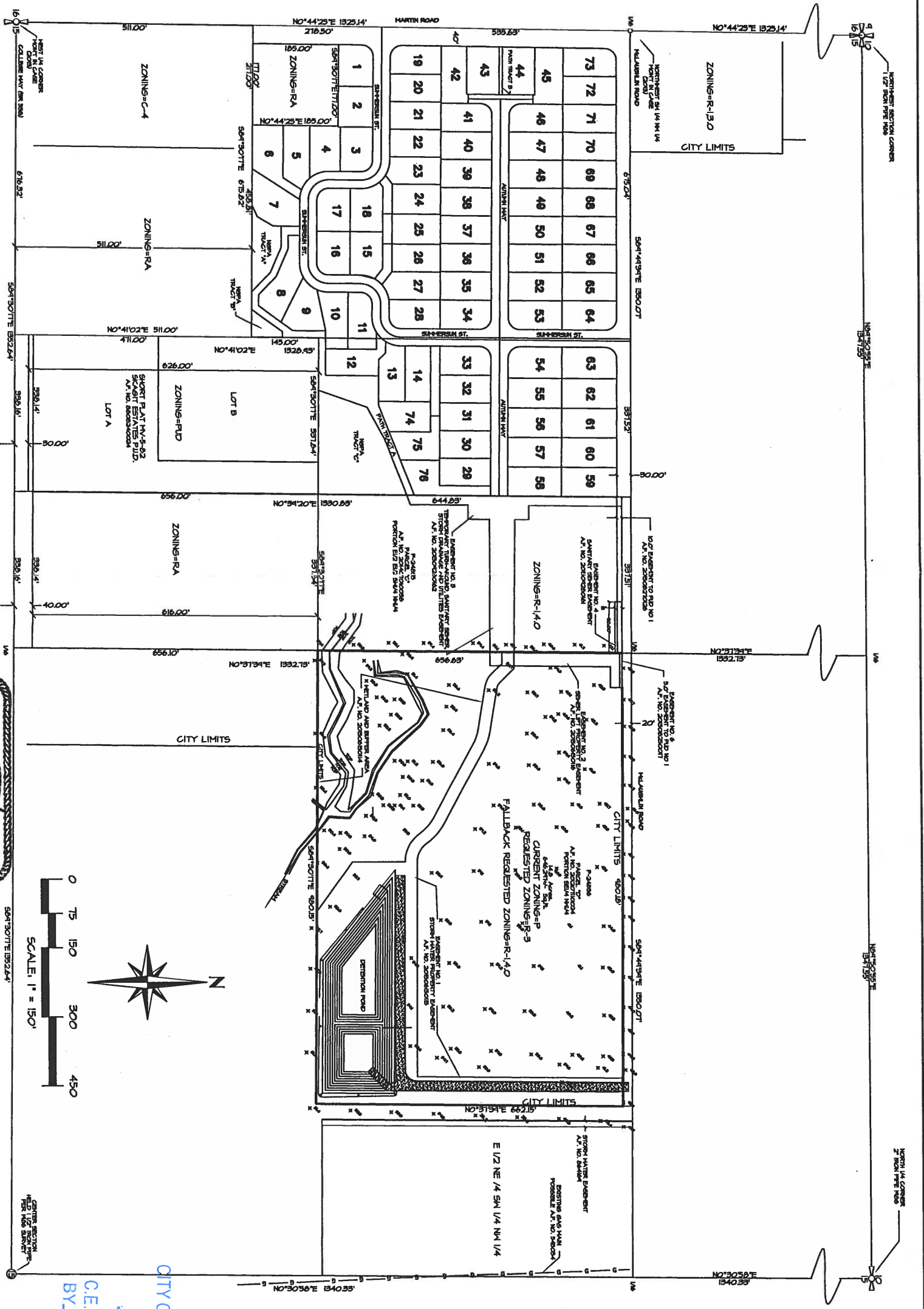
COMMUNITY PANEL NUMBER
530151 0250 C
EFFECTIVE DATE:
JANUARY 3, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov

16-005



DATE: 10/4/16

PBMA PROPERTIES, LLC SITE MAP

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 15, T. 34 N., R. 4 E., M.M.
MOUNT VERNON, WASHINGTON
FOR: PBMA PROPERTIES, LLC

LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98279 360-444-7442

FB, PG, MERIDIAN: ASSUMED SCALE: 1"=150' DWS: 15-123

16-005

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BY

1-4-10

SKAGIT
COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

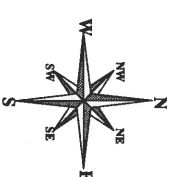
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ATTENTION
THIS MAP CONTAINS A PARCEL ACCOUNT
THAT HAS BEEN PLACED WITH THE
BEST AVAILABLE INFORMATION. THE
IS UNKNOWN



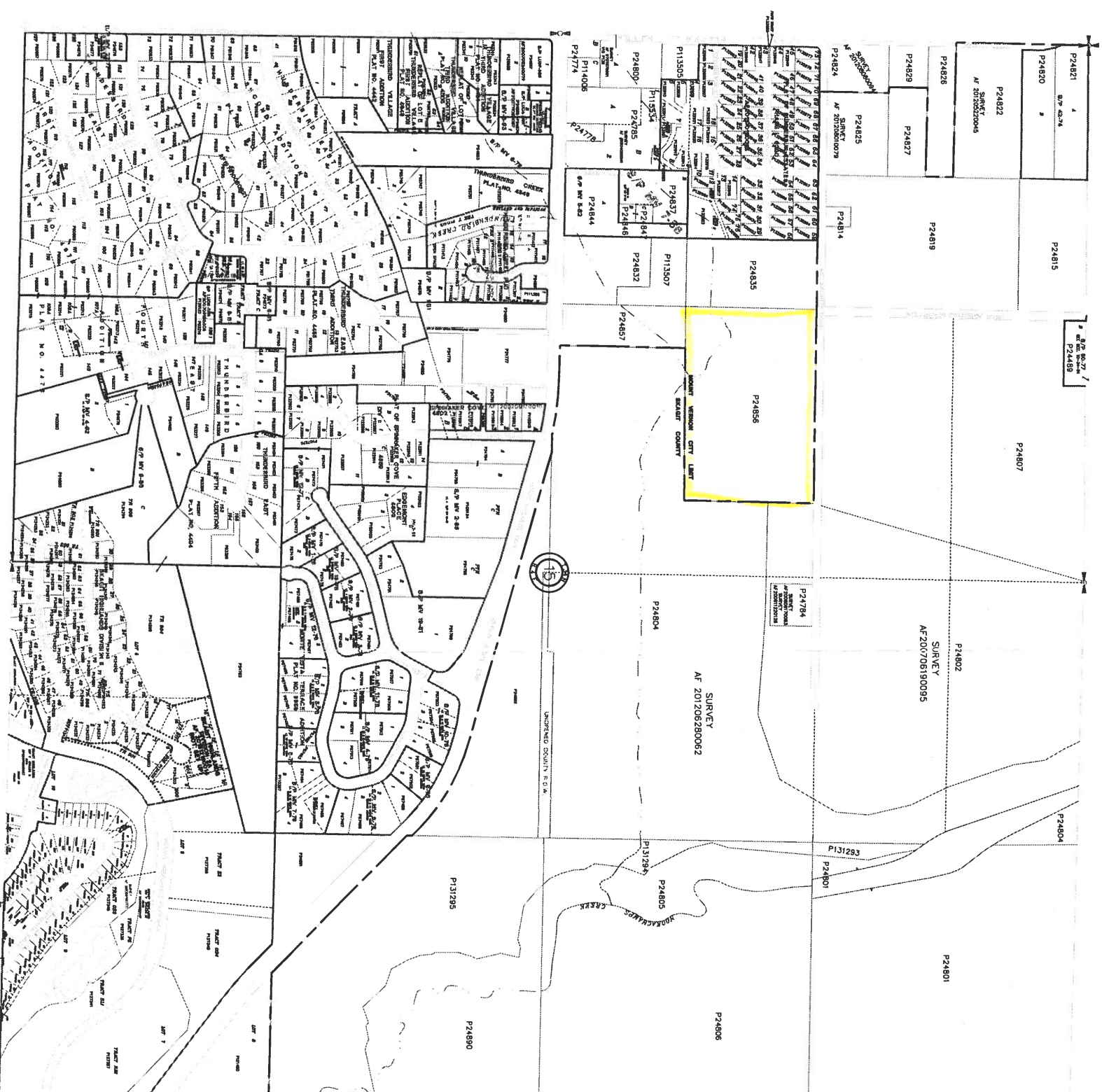
0 400
Scale in feet

This map was created from aerial photo-
graphs and existing map sources. Not from field
surveys. Map features (top of parcel lines, etc.)
are not guaranteed to be accurate. The
County's Forest Map. While great care was
taken to ensure the accuracy of the map, the
County is not responsible for any errors or
omissions. The map is provided as a reference
to the public. The map is not a substitute for
a professional survey.

THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY.

DATE	INIT.
DRAWN BY 06-17-03 JB	
REVISED 11/22/05 DP	
PLOTTED 11/22/05 DP	
CHECKED BY 11/22/05 DP	
COUNTY MAPPING SERVICES	

Section 15
T 34 N R 04 E



16-005